

MINUTES
SANDY CITY COUNCIL MEETING
Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

February 17, 2009

Meeting was commenced at 7:05 p.m. [:04:47 PM](#)

PRESENT:

Council Members: Chairman Stephen P. Smith, Bryant Anderson, Scott Cowdell, Steve Fairbanks, Chris McCandless, Linda Martinez Saville, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Assistant to the CAO Korban Lee; Zoning Administrator Brian McCuiston; Communications Manager Trina Duerksen; Executive Assistant to the Mayor Marsha Millet; Council Office Director Phil Glenn; Council Executive Secretary Wendy Densley

ABSENT/EXCUSED:

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by Boy Scout Ethan Leiter of Troop #839, and the Pledge was led by the Sandy Fire Department.

2. **SPECIAL PRESENTATION:**

a. Sandy City Fire Department Flag Presentation

3. **CITIZEN(S) COMMENTS:**

a. There were no comments

Public Hearing [7:10:52 PM](#)

4. **Sports and Recreational Overlay Zone – Code Amendment [Brian McCuiston/Mike Coulam]**

Public Hearing to consider the following: Amend Section 15A-38, Sports and Recreation Overlay Zone, Title 15A, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of this Code Amendment will be to create a new Sports and Recreation Overlay Zone. The boundaries of this overlay zone will be from 9000 South to 9400 South and from Monroe Street to State Street.

Discussion:

Brian McCuiston reviewed the proposed code amendment creating a Sports and Recreation Overlay Zone from 9000 South to 9400 South and from Monroe Street to State Street.

BACKGROUND

The Sandy City Community Development Department has filed a request to Amend Section 15A-38, Sports and Recreation Overlay Zone, Title 15A, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to create a new overlay zone. The boundaries of this overlay zone will be from 9000 South to 9400 South and between Interstate 15 (I-15) to State Street. The proposed change has been attached as Exhibit "A".

PROPOSAL

The Planning Commission reviewed a recent Code Amendment regarding signs for major sports venues (January 15, 2009). The City Council reviewed and approved this Code Amendment on January 20, 2009. Representatives from ReAL Salt Lake have submitted for approval of a sign package for the Rio Tinto Stadium. Part of the proposed sign package includes a freestanding sign along the freeway frontage. Existing code does not allow off-premise signs. Therefore, staff is proposing the new overlay zone that will regulate freestanding signs for major recreational complexes within a specified boundary.

The main purpose of this Code Amendment is to allow the owner of a sports complex, which is remote from the freeway, to have a freestanding sign when it is needed primarily to help freeway travelers identify such complex and efficient means of access to it where such message cannot be communicated effectively on-site.

NON-CONFORMING USES

This Code Amendment will not create any non-conforming signs because we have never regulated major recreational complexes with associated criteria and standards previous to this Code Amendment.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in §15A-01-03 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

15A-01-03 Purpose

This Code is adopted to implement Sandy City's General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. General

- a. To facilitate the orderly growth and development of Sandy City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well being of Sandy City and its inhabitants.

2. Implementation of General Plan

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

3. Comprehensive, Consistent and Equitable Regulations

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. Efficiently and Effectively Managed Procedures

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of

powers and duties among ministerial, appointed, and elected officials.

- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment will create consistent and equitable regulations, standards and procedures for review and approval of signs for major recreational complexes that are remote from the freeway within the City.

GENERAL PLAN COMPLIANCE

One of the goals of the Sandy City General Plan is to "Enhance the community image of Sandy for visitors and residents" (Community Identity Goal 2.0, page 2-17). This Code Amendment will help meet this goal by establishing reasonable standards for signage of a major recreational complex that will benefit the customers of the complex as well as those who reside and visit Sandy City.

OTHER

Planning staff has prepared the following matrix of signs approved in Sandy, outside of Sandy, and what ReAL has presented to staff. All of the signs are located adjacent to I-15 or I-215, both in Sandy and in other municipalities. The matrix describes what business the sign is for, the height and square footage (with approximately dimensions).

Signs Approved in Sandy City		
Name	Height	Square Footage
South Towne AutoMall	56'	651 (Approx. 21' x 31')
Sandy Recreation (Classic Skating)	55'	234 (Approx. 19.5' x 12)
South Towne Mall	48'	580 (Approx. 30' x 19')
Standard Plumbing	45'	468 (Approx. 18' x 26')
Wasatch Shadows	36.5'	299 (Approx. 13' x 23')
AT&T	30'	156 (Approx. 13.9' x 11.5')
Bonneville Equipment	28'	200 (Approx. 20' x 10')
Aquatech Pools	25'	218 (Approx 23' x 9.5')
Typical Billboard Size	Varies depending on the site	672 (Approx. 48' x 14')

Signs Approved Outside of Sandy City		
Name	Height	Square Footage
E Center (WVC)	65'	864 (Approx. 24' x 36') This does not include the E Center and West Valley City on top
Draper Outlet (Draper)	98'	1674 (Approx. 62' x 27')
IKEA (Draper)	100'	575 (Approx. 50' x 11.5') on 3 sides
Open Court (Lehi)	60'	540 (24' x 22.5')

Signs Proposed by ReAL Salt Lake		
Name	Height	Square Footage
State Street Freestanding Sign	30'	100 square feet of sign face (includes logo cabinet, message center, and naming panel)
I-15 Freestanding Sign	100'	1860 (Approx. 42.6' x 43.8')

STAFF RECOMMENDATION

The Community Development Department requested that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment, as shown in exhibit "A", attached, for the following reasons:

1. Compliance with the Purpose of the Land Development Code by creating consistent and equitable regulations, standards and procedures for review and approval of signs for major recreational complexes that are remote from the freeway within the City.
2. Compliance with the Goals and Policies of the General Plan of enhancing the community image of Sandy City by establishing reasonable standards for signage of a major recreational complex that will benefit the customers of the complex as well as those who reside and visit Sandy City.

Mike Steele, General Manager of Rio Tinto Stadium, said that they have worked with staff to come up with a way to work through the location and design issues. He said that if the UDOT property doesn't work out, they have other options with property owners within the proposed overlay zone.

Stephen Smith asked if Mr. McCuiston could explain why the Planning Commission elected to not give a recommendation to the Council.

Brian McCuiston said that the Planning Commission did have some concerns about this sign and exception piece. They felt it was a little early to adopt an ordinance without knowing where the sign would be located. He said that staff feels that in order to work with ReAL and get the sign up in the timeframe they would like, a code does need to be in place.

Chairman Smith opened the public hearing. There were no comments; the public hearing was closed.

Bryant Anderson asked for the address of the proposed UDOT property (exception piece). He also asked what were the exact boundaries of the Overlay Zone. He feels that it is in the City's best interest to support this code amendment. [:30:24 PM](#)

Brian McCuiston reported that the address of the UDOT property is approximately 8900 South and Harrison St., which is not currently included in the Overlay Zone.

Mike Coulam explained that the boundary is from I-15 to State Street and from 9000 South to 9400 South.

Dennis Tenney asked if this sign would have a reader board, also if there would be some sort of guidelines for the appearance of the sign. He feels that this sign needs to be both conservative and aesthetically pleasing. He said that if he had his preference, would like to do away with signs along the

freeway; he feels that it clutters the landscape. He understands and supports the idea of the Rio Tinto sign, but doesn't want to set a precedent.

Mike Steele answered yes, that there would be a reader board sign announcing events and sponsors. He also reported that it was their intent to keep a conservative design for the sign.

Scott Cowdell said that one reason the Planning Commission chose not to send the Council recommendations on this Overlay Zone, was due to the Council's decision to override the Planning Commission's recommendation on the scrim signage. He said he is in favor of this Overlay Zone.

Linda Martinez Saville said that it would be better to have the sign located on Monroe St., instead of on the UDOT property on Harrison St.

Steve Fairbanks said that given the unique nature of ReAL, it is ok to treat this issue with some special attention. He is in favor of this Overlay Zone. [:41:04 PM](#)

Chris McCandless said that he is concerned about the height differential between the West side of the freeway and the East side. He feels that people are going to be drawn to the East side signs, because they are more easily seen. He asked why the proposed amendment is requiring a large parcel for a sign.

Mike Coulam said they wanted a parcel that could be used if the sign ever goes out of use. He said that after a discussion with the Legal Department, the conclusion was made that if a sign goes on an existing site, i.e. Wastach Shadows, the use that is currently on the site could apply to the sign parcel. He also said that the area under the sign would need to be landscaped.

Chris McCandless asked how the number of cars was calculated in the traffic counts. He also asked why there was a fifteen foot set-back for a sign. He is in favor of the 75 foot height and the 1000 sq. foot sign.

Mike Coulam said that there are engineering models that give detailed information for traffic counts. He reported that the sign pole base needs to be fifteen feet back from the property line, but the sign could go to the property line.

Stephen Smith expressed his dislike for this ordinance. He feels that it is not fair to existing businesses.

Motion: Chris McCandless made a motion to approve the ordinance as recommended and to have paperwork brought back for the Sports and Recreation Overlay Zone as stated in the staff report with the exception that gives the Planning Commission discretion that should they need to increase the height, they would have that ability based upon the criteria stated.

Second: Dennis Tenney

Discussion on the Motion:

Bryant Anderson said that height needs are a direction reflection of reasonable lines of sight.

Vote: Anderson- Yes, Tenney- Yes, McCandless-Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- No.

Motion Approved: 6 members in favor, 1 opposed

Walter Miller said that staff will need to add language to the Ordinance for a Line of Site standard.

Council Item(s):

5. 2008 Citizen Survey :53:35 PM

Discussion:

Dianne Meppen, Dan Jones Survey Project Director, said that this was the twelfth year that they have conducted this survey for the City. She reported that there were 400 completed phone interviews, 100 interviews per quadrant. The error on the total data with 400 interviews is plus or minus 5%.

Dan Jones presented the Citizen Survey results for 2008. [attached exhibit "B"]

Korban Lee said that he would get copies of the survey to the Council.

6. Personal Disaster Preparedness Planning/A Citizen Perspective :23:12 PM

Discussion:

Marsha Millet introduced Barbara Salisbury who was hired in 2008 as a consultant to prepare a Personal Disaster Preparedness Planner. Ms. Millet explained that this planner is a guide to help residents know what the City can and can't do in times of a disaster. Barbara Salisbury gave a brief presentation on the Personal Preparedness Planner.

Dennis Tenney asked when the planner would be distributed to homes; also what follow up would be done.

Barbara Salisbury said that she will be hosting several community workshops after the distribution of the planners, to help citizens become comfortable with the planner. Marsha Millet reviewed the distribution plans with the Council. Plan A is to distribute the planner with the Sandy Journal to every resident. Plan B would be to have copies available at City Hall and the various Fire Stations. Plan C is having it posted on the website.

Linda Martinez Saville said she feels that plan B, having them available to those who want them at City locations, would be more cost effective, and feels that it would be the best option.

Mayor Dolan said Healthy Sandy would like to participate and help fund the distribution of this planner.

Steve Fairbanks said that he would like to see a combination of all the distribution plans. He feels that this is one issue that people don't really understand. He would like to push this planner and the workshops to help people understand the issue of personal preparedness. :39:37 PM

Chris McCandless said that he likes the idea of a combination of all plans. He suggested the workshops could be held at the Sandy City Fire Stations.

Bryant Anderson said that financial needs planning is also critically important in this economy.

Trina Duerksen said that this is a huge education tool and resource for the citizens.

Mayor Dolan said that this is an opportunity to interact with school districts and churches to educate citizens on how to be prepared.

7. Storm Water Master Plan 8:45:46 PM

Resolution #09-14C – approving a Storm Water Master Plan update and rate study for Sandy City.

Discussion:

Shane Pace reviewed the changes made to the Storm Water Master Plan that was presented last

month. He reported that there are some wording changes with the contingency budgets of each project, the size of the pipes, and priority of the projects; also the provision indicating the need for a sunset provision on the capital portion of the Master Plan.

Motion: Chris McCandless made a motion to approve Resolution #09-14C approving a Storm Water Master Plan update and rate study for Sandy City.

Second: Linda Martinez Saville

Vote: Anderson- Yes, Tenney- Yes, McCandless-Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes.

Motion Approved: All members in favor

8. Code Amendment – Utility Boxes [8:48:06 PM](#)

Ordinance #09-01 – amending Title 15A of the revised Ordinances of Sandy City (The Land Development Code) by amending Section 15A-23-12, “Utilities”; also providing a saving clause and effective date for the ordinance.

Discussion:

Mike Coulam said that the ordinance has changed slightly from the public hearing that was held previously. They are not requiring any underground utility boxes, but are requiring the boxes are landscaped and placed appropriately.

Motion: Chris McCandless made a motion to adopt Ordinance #09-01 code amendment for Utility boxes, amending Title 15A of the revised Ordinances of Sandy City by amending Section 15A-23-12, “Utilities”, as presented by staff.

Second: Dennis Tenney

Vote: Anderson- Yes, McCandless-Yes, Tenney- Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes.

Motion Approved: All members voted in favor

9. Adopting Growth Principles recommended by the Wasatch Front Regional Council [8:50:45 PM](#)

Ordinance #09-05 – adopting Growth Principles recommended by the Wasatch Front Regional Council and incorporating them into Chapter II – Goals and Policies.

Discussion:

Chris McCandless said that he would like to see updated growth principles come back to the Council as they are worked on.

Mike Coulam said that Staff will work on updating the Growth Principles.

Motion: Steve Fairbanks made a motion to adopt Ordinance #09-05 adopting Growth Principles recommended by the Wastach Front Regional Council and incorporating them into Chapter II – Goals and Policies.

Second: Chris McCandless

Vote: Anderson- Yes, Tenney- Yes, McCandless-Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes.

Motion Approved: All members voted in favor

10. Funds Transfer: General Contingency – Snow Removal [\$100.000] [:51:48 PM](#)

Resolution #09-13 C – transferring funds within the General Fund.

Discussion: Ricks Smith said that the snow removal budget is currently about \$91,000 over.

Phil Glenn distributed a summary of year to date transfers out of contingency.

Motion: Chris McCandless made a motion to approve Resolution #09-13C transferring funds within the General Fund from General Contingency for Snow Removal.
Second: Linda Martinez Saville

Discussion on the Motion:

Bryant Anderson suggested that Public Works plan for overage in their budget next year if possible.

Vote: Anderson- Yes, McCandless-Yes, Tenney- Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes.

Motion Approve: All members voted yes

MINUTES:

11. Approve the January 20, 2009, and the February 3, 2009 City Council Meeting Minutes.

Motion: Dennis Tenney made a motion to approve the January 20, 2009 and February 3, 2009 City Council Minutes as written.

Second: Linda Martinez Saville

All members voted in the affirmative.

12. **MAYOR'S REPORT 8:54:34 PM**

a. **Mayor Dolan** handed out to the Council a weekly report, pointing out that ReAL has announced they will be hosting a World Cup qualifier game against El Salvador next September.

13. **CAO'S REPORT 8:55:34 PM**

a. **Byron Jorgenson** said that there will be a goal setting budget retreat on March 19-20th at River Oaks Golf Course.

14. **COUNCIL OFFICE DIRECTOR'S REPORT 8:58:11 PM**

a. **Phil Glenn** reminded the Council of the meeting with the County Library Director, at the Sandy Library, next Tuesday, February 24th. Council should go directly to Library.

b. He reported that on March 3rd the Council is scheduled to go on a tour of the Salt Lake County Jail. Only 13 total people may go.

15. **OTHER COUNCIL BUSINESS 9:02:54 PM**

a. **Scott Cowdell** said that when doing the budget he suggested paying off the Senior Center and City Hall out of general fund balance. He asked where that suggestion stands.

Mayor Dolan said that that idea will be discussed during future budget discussions.

b. **Chris McCandless** asked what ideas the Council had about creating an economic stimulus for our communities. He would like this to go on an agenda for future discussion.

- He said that he serves on the Wilderness Initiative Committee. He said that he has given a draft of his concerns and support for the Wilderness Initiative to Mayor Dolan and Congressman Matheson. He feels that this Initiative needs to be taken seriously. [:05:17 PM](#)
- He said that Snowbird has invited the Council and Administration to attend the Steve Young, Forever Young Foundation dinner on March 7th.
- He reported that he is going to Pedras Neigras on May 13-17th, and invited any of the Council to attend. He said this trip is fully funded without City help.
- He suggested the Administration send an invitation to Salt Lake County to do a revised Master Plan for Dimple Dell Park. He would someday like to see a trails system started

from Snowbird to Jordan River Parkway.

At approximately 9:15 p.m., Linda Martinez Saville made a motion to adjourn Council Meeting, motion seconded by Steve Fairbanks.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Stephen P. Smith
Council Chairman

Wendy Densley
Council Office Executive Secretary

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